FEATHERGRASS URBAN DUPLEXES

LETTER OF INTENT

~~NOVEMBER 2019~~ *REVISED FEBRUARY 2020*

OWNER/APPLICANT:
MDC Holdings, Inc. – Richmond American Homes
4350 South Monaco St.
Denver, CO. 80237

CONSULTANT:
N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO. 80903

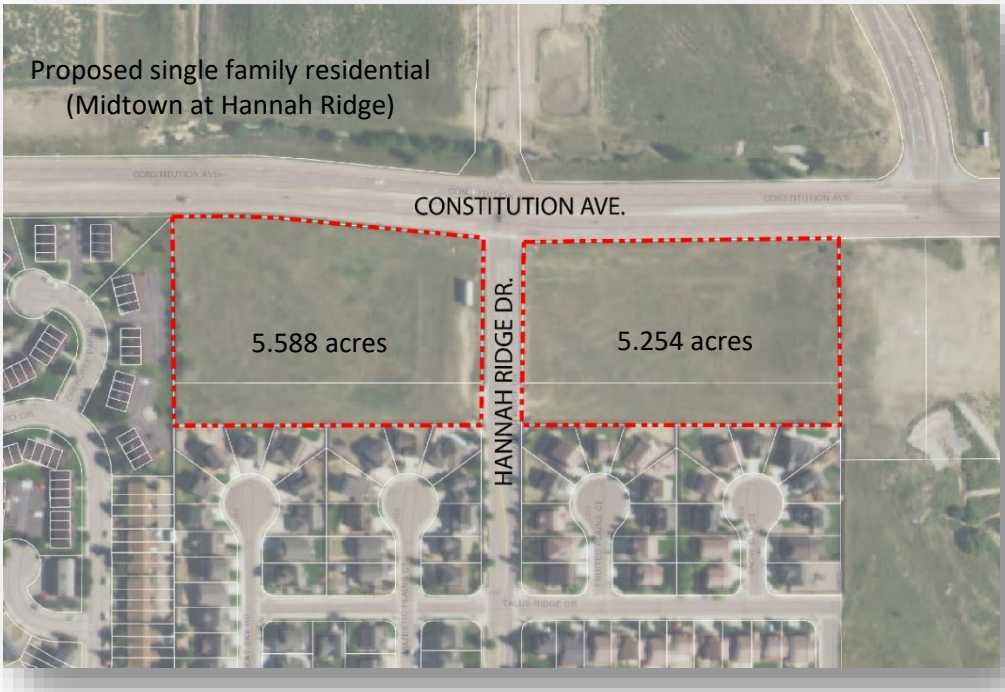
REQUEST

N.E.S. Inc. on behalf of Richmond American Homes request approval of the following applications:

1. A PUD Development/Preliminary Plan for 100 single family attached lots on 10.84 acres, at a gross density of 9.32 dwelling units per acre, with PUD modifications.
2. Water Sufficiency with the PUD Development/Preliminary Plan.
3. Subsequent Final Plat to be approved administratively
4. PUD Modifications are requested as referenced below.

LOCATION

The approximately 10.84-acre project site is comprised of two parcels zoned PUD CAD-O and CS CAD-O. The site is located south of Constitution Avenue and bisected by Hannah Ridge Drive.



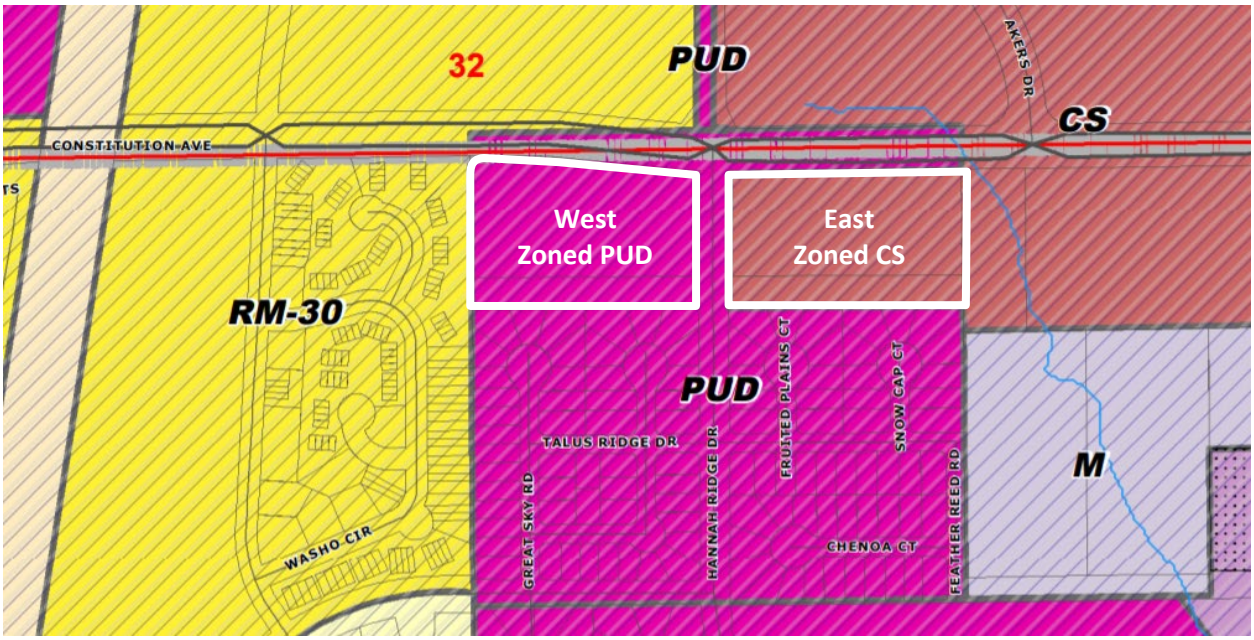
PROJECT CONTEXT

In 2013, the east portion of the site was zoned CS CAD-O to accommodate the Shops at Feathergrass and the west side is zoned PUD CAD-O for commercial development. The Jessica Heights PUD Preliminary Plan approved in 2004 anticipated the need for a 20' landscape buffer and 6' opaque wall or fence to provide a separation from the commercial to the residential (See excert below from PUD 03-008 PC Staff Report).

1) The landscape buffer on the south side of the commercial areas shall be twenty (20) feet deep, as denoted on the plan. One tree shall be provided for each 15 feet of buffer length, half of the trees to be evergreen. A minimum six-foot high opaque wall or fence shall be provided between the commercial and residential properties.

The development provides a transition between the single-family development, townhomes, and Constitution Avenue. The wall has been built adjacent to the single-family subdivision to the south providing screening between the proposed single family attached and the single family detached residential. A 15' landscape buffer is provided along the southern boundary. This project removes the previously approved commercial and therefore the need for a 20' buffer.

The site is surrounded by residential, and planned commercial uses. To the north of Constitution is planned single family residential (Midtown) and a vacant commercially zoned lot, and to the east is a vacant lot. The south is developed with single family residential and the west is developed with townhomes.



PROJECT DESCRIPTION

The project proposes 100 single family attached lots on 10.84 acres, with a gross density of 9.32 units per acre. The units face open space areas and back on to private drives with alley loaded garages. Access is provided to the east and west portions of the site from Hannah Ridge Drive. A gated emergency access is proposed on Constitution Avenue for the west portion of the site. An emergency access road is shown from the east portion of the site through the adjacent property to the east and connecting to Constitution Avenue, to be constructed with this development.

A general building envelope and lot typicals are identified on the PUD Plan. The overall building height is approximately 30'. Two parking spaces per dwelling unit in the form of garages and 56 total guest parking spaces are provided. The west portion provides 26 guest spaces. The east portion provides 30 guest spaces. This meets the requirement of two spaces per dwelling unit and 1 guest space per 4 units. Private road maintenance, snow removal, and parking enforcement will be the responsibility of the HOA.

Open Space is provided throughout the development including 71,988 sq. ft. on the west side and 68,767 sq. ft. on the east side. The buildings front onto greenways that provide 34 ft. minimum of separation between buildings. These greenways are to be maintained by the HOA, even when within individual lots. All homeowners will have access to these areas. Landscaping is included to buffer the development from adjacent uses where appropriate. A 25' landscape setback is provided along Constitution Ave and a 10' setback along Hannah Ridge. An existing wall and 15' landscape buffer are adjacent to the single-family subdivision to the south providing screening between the proposed single family attached and the existing single family detached.

IDENTIFICATION OF POTENTIAL SOURCES AND ZONES OF AIR, WATER, AND NOISE POLLUTION.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed infill development is located within an urban area with convenient access to Constitution Avenue providing shorter travel time to employment and commercial facilities.

WATER: The proposed residential development is not a source of water pollution.

NOISE: The Land development Code requires the impacts of noise pollution to residents to be mitigated. The entire development is outside the DNL 65 Noise Contour. Therefore, no noise mitigation is required for aircraft noise from Peterson AFB / Colorado Springs Airport.

Estimated 2038 Time Frame DNL 65 Noise Contour, ~120 feet from the Constitution Ave. right-of-way centerline (centerline of roadway). Any residential buildings closer than 120-feet to the roadway centerline will require some level of noise mitigation that can be mitigated through noise barriers or construction techniques. (Traffic and Aircraft Noise Assessment, Oct. 2018)

see revised noise study after they address- they used 4 lanes not 6 lanes

*Airport staff recommends **no objection** with the following conditions:*

- **Avigation Easement:** Proof of previous avigation easement recording on development plan (recorded in 2007 at Reception No. 207095753); no action required.
- **Noise:** Encourage developer to consider sound mitigation construction techniques consistent with best practices.

IDENTIFICATION OF POTENTIAL HAZARD AREAS

FLOODPLAINS: No FEMA floodplains exist on the site.

fill

GEOLOGIC & SOIL HAZARDS: The Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. Expansive bedrock was encountered through borings. Subexcavation and/or drilled pier foundations are viable options for construction. Some removal of existing fill may be required. (Geohazard Report, February 2020)

incorporate soils & go report after revised- now states no basements due to shallow groundwater

VEGETATION & WILDLIFE:

The Biological Assessment prepared by Wildland Consultants, Inc. provided the following information regarding vegetation and wildlife.

The sites remnant native grasslands provide low/moderate quality wildlife habitat. There is no black-tailed prairie dog colonies on the site. Sand Creek (1.2 miles west of the site) and East Fork of Sand Creek (0.6 miles east of the site) provide local wildlife movement corridors. The Hannah Ridge site is separated from Sand Creek by intensive urban development.

The construction and development of the site does not impact any threatened or endangered species of plants or wildlife.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER: There are no National Wetland Inventory (NWI) mapped wetlands on the site. Based on the field reconnaissance there are no wetlands on the site. There is an NWI mapped wetland associated with an intermittent drainage channel just east of the east site boundary. The drainage adjacent to the east site boundary has been filled and is no longer present. (Biological Assessment, Nov. 2018)

IDENTIFICATION AND LOCATION OF SITES OF HISTORICAL OR ARCHEOLOGICAL INTEREST

The site has historically been vacant with a farmstead to the southeast as early as 1930. None of the past uses of the site are identified as historically significant. (Environmental Site Assessment, Dec. 2018)

IDENTIFICATION AND LOCATION OF SITES OF NATURAL OR SCENIC IMPORTANCE

There are no sites of natural or scenic importance.

SOCIAL IMPACTS

The proposed infill project provides an additional housing option for the area and provides a buffer for the single family to the south and Constitution Ave. to the north. The site is conveniently located near bus routes, parks, and trails. Cimarron Eastridge Park and the Rock Island Trail are within a ¼ mile of the site. While, no bus service exists adjacent to the site City Bus Line 23 runs approximately a ½ mile away at Constitution and Peterson Road. Two elementary schools and one middle school are within 1 mile of the site.

JURISDICTIONAL IMPACTS

verify name (Urban Collection...?)

The following districts will serve the property:

- Proposed Feathergrass HOA
- Cherokee Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Constitution Heights Metropolitan District.
- El Paso County Public Improvement District No. 2 (10 Mil PID)

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The Master Plan for the County comprises the County Policy Plan, relevant small area plans, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The site is not covered by a small area plan.The proposed residential subdivision satisfies the following policies of the County Policy Plan and the Water Master Plan.

COUNTY POLICY PLAN

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The proposed infill development provides an additional housing choice in an urban area. The product is similar in scale and density to the surrounding residential, existing and proposed. Access is provided by Hannah Ridge Drive connecting to Constitution and the surrounding area.

WATER MASTER PLAN

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

Cherokee Metro District has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good and Cherokee is in compliance with all regulatory limits.

2040 Major Transportation Corridor Plan

The 2040 Functional Classification map identifies Constitution as a Principal Arterial with 6 lanes and Hannah Ridge as a Collector. The 2060 Corridor Preservation Map identifies portions of Constitution for preservation. The current ROW width for Constitution is 120' and an additional 20' of ROW designation is shown.

Traffic Impact Fees: This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471. The owner is petitioning for inclusion of the new residential lots into the Public Improvement District No. 2 (10 Mil PID).

PUD MODIFICATIONS/DEVIATION REQUESTS

PUD Modifications are requested for the use of private roads and for the requirement that private roads be constructed and maintained to ECM standards. The private roads will be maintained by the Urban Collection at Palmer Village HOA. The private roads and deviations are accepted by Falcon Fire Protection District.

Address funding mechanism.

PUD Modifications are requested as follows:

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.4(E)(2)	Private Roads	Use of private roads shall be limited	Private roads proposed to serve only this subdivision	Private roads provide more flexibility for the development to accommodate the higher density infill development. The private roads will be owned and maintained by the Home Owners Associations.
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Road classification, horizontal curve radius and curb return (see 3, 4, and 5 below)	
3	ECM Section 2.3.2, Table 2-7	Roadway Classification based on ADT	300 ADT max for Urban Local (Low Volume)	The ADT for each parcel (west and east) is anticipated to be 395 and 337, respectively	The development will utilize alleys for access to each of the units. The County criteria does not address. The low anticipated traffic demand for the neighborhood best aligns with the Urban Local (Low Level) road classification, as the internal driveway and alleys only serve the residents of the development.
4	ECM Section 2.3.3.E, Table 2-7	Minimum horizontal curve radius	100' for Urban Local (Low Volume) road	A 37' centerline radii at the entrance to the east and west parcels.	The reduced curvature at the entrance will be a benefit to the development by reducing speeds and creating a safer residential environment.
5	ECM Section 2.3.7.F.1, Table 2-31	Minimum curb return radii	20' for a Local/Local intersection.	A 10' curb return radii throughout the development.	The development requires parking for the units to be along the roadway, therefore the tighter radii will facilitate maximizing available parking areas.

total % open space-please add to the LOI so the BoCC sees that you have exceeded 10percent to support pud modifications

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving the identified benefits in Chapter 4.2.6.F.2.h by providing more accessible open space within the development. The site layout has been reviewed and approved by the Fire Department for safety subject to certain stipulations, which are addressed in the revised plans.

add % openspace contiguous to LOI

PUD Zoning Criteria Chapter 4.2.6.D

1. **THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;**

   The development is consistent with the intent of the Policy Plan as it is an infill project surrounded by a mix of compatible uses.

2. **THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;**

   airport advisory recommends .....

   The proposed residential is not detrimental to the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for higher density infill residential development.

   noise mitigation here

3. **THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;**

   The proposed infill project provides an additional housing option for the area and provides a buffer for the single family detached to the south and Constitution Avenue to the north. The design of the project preserves a substantial amount of open space and is a more harmonious use than the previously approved commercial.

   see geo comments

   The Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. Expansive bedrock was encountered through borings. Subexcavation and/or drilled pier foundations are viable options for construction. Some removal of existing fill may be required. (Geohazard Report, February 2020)

4. **THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;**

   The proposed single family attached project is similar in intensity to the surrounding single family detached residential. Substantial open space is preserved on-site and appropriate buffers are provided to surrounding uses.

   adjacent property is commercial...address

5. **THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;**

   The proposed homes are similar to and comparable to the surrounding single family residential properties in terms of bulk and scale. the building height is limited to 30 feet. The buffering and landscape requirements are met and substantial open space is preserved throughout the community.

6. **AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;**

   There are no significant historical, cultural, recreational, aesthetic, or natural features on the site.

7. **OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;**

   Open Space is provided throughout the development including 71,988 sq. ft. on the west side and 68,767 sq. ft. on the east side. The buildings front onto greenways that provide 34 ft. minimum of separation between buildings. The 25% usable and contiguous open space requirement is met as greenways are interconnected and accessible to all residents.

8. **THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;**

   All necessary utility and fire protection commitments have been obtained. The traffic report demonstrates that the development is within the capacity of the existing roadways. Water and sanitary sewer for the project are provided Cherokee Metropolitan District.

9. **THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN;**

   Interconnected open space is provided throughout the development including 71,988 sq. ft. on the west side and 68,767 sq. ft. on the east side. The buildings front onto greenways that provide 34 ft. minimum of separation between buildings. These greenways are to be maintained by the HOA, even when within individual lots.

10. **THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;**

    No mineral deposits are identified on the siite.

total % open space-please add to the LOI so the BoCC sees that you have exceeded 10percent to support pud modifications

11. ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND

The proposed subdivision meets the applicable sections of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h as described above.

12. THE OWNER HAS AUTHORIZED THE APPLICATION.

A Letter of Authorization from the owner is provided.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The development is consistent with the intent of the Policy Plan as it is an infill project surrounded by a mix of compatible uses.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for higher density infill residential development.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

There is no approved sketch plan for this property. The subdivision design standards are met with the exception of the PUD modifications described above.

The Jessica Heights PUD Preliminary Plan approved in 2004 anticipated the need for a 20' landscape buffer and 6' opaque wall or fence to provide a separation from the commercial to the residential. The wall has been built adjacent to the single-family subdivision to the south providing screening between the proposed single family attached and the single family detached residential. A 15' landscape buffer is provided along the southern boundary. This project removes the previously approved commercial and therefore the need for a 20' buffer.

4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

Cherokee Metro District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality and only requires chlorination at the wellhead. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, Nov. 2019)

5. **A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.**

   Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by JR Engineering.

6. **ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(C)];**

   update

   The Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. Expansive bedrock was encountered through borings. Subexcavation and/or drilled pier foundations are viable options for construction. Some removal of existing fill may be required. (Geohazard Report, February 2020)

7. **ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28- 133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**

   Drainage improvements are addressed in the Drainage Report and the grading and erosion control plans prepared by JR Engineering. Detention and water quality are provided on site and meets the DCM criteria.

8. **LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;**

   Both portions of the site have legal access via Hannah Ridge Drive and private roads within the development. A gated emergency second point of access is provided on the west portion of the site for emergency ingress and egress only. A second point of access is provided on the east portion of the site through the adjacent property.

   one point off access open 24 hours and an emergency gated access....

9. **THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY**

   1) **INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;**

      There are no natural physical features on the site. Open Space is provided throughout the development including 71,988 sq. ft. on the west side and 68,767 sq. ft. on the east side. The buildings front onto greenways that provide 34 ft. minimum of separation between buildings. The 25% usable and contiguous open space requirement is met as greenways are interconnected and accessible to all residents.

missing criteria related to public improvements which are to be identified : address fair equitable contribution to construction of the extension of Akers drive to the immediately adjacent prop- identify dollar amount here and in TIS- or construct it and file cost rec to he Commercial prop to the east....

2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements. Cimarron Eastridge Park and the Rock Island Trail are within a ¼ mile of the site. While, no bus service exists adjacent to the site City Bus Line 23 runs approximately a ½ mile away at Constitution and Peterson Road. Two elementary schools and one middle school are within 1 mile of the site.

3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the single-family development, townhomes, and Constitution Avenue. A 15' landscape buffer and an existing wall are adjacent to the single-family subdivision to the south providing screening between the proposed single family attached and the detached residential (See photo below). A 20' landscape buffer was specified with previous plans in order to buffer the residential and the commercial. The commercial is no longer specified; therefore, the 20' buffer is no longer needed.

4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

There are no environmentally sensitive areas on the site. No wetland or wildlife corridors exist on the site.

5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

The Traffic Report prepared by Aldridge Transportation Consultants demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

the landowner that owns this land and the adjacent parcel (which was created illegally from this landowners, Feathergrass Inv, parcel) is aware that Akers drive is to be extended through to provide access to this parcel and owner should be dedicating the half of Akers row with this plat; the road has been planned through his property for years... A full time second access would then be available to this development.- How do you intend on stopping use of second ER access? Provide detail. If not addressed, I believe this will be identified as unresolved Issue in staff report..

10. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary sewer service is to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. Falcon Fire Protection District will provide fire protection and emergency services.

11. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

12. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

The proposed subdivision meets the applicable sections of these parts of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h.

REFERENCE DOCUMENTS

1. Water Resources Report, Prepared By: JR Engineering, November 2019
2. Phase I Environmental Site Assessment Hannah Ridge, Prepared By: A.G. Wassenaar Inc. December 2018
3. Hannah Ridge Biological Assessment – Vegetation, Wildlife, Wetlands, Special Status Species, Prepared by: Wildland Consultants, Inc. November 2018
4. Traffic and Aircraft Noise Assessment, Prepared By: Engineering Dynamics Incorporated, October 2018
5. Preliminary Soils & Geology Report, Prepared by: CTL Thompson, Inc. November 2018

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